



## Brynawel, Buttrills Road, £435,000

- POTENTIAL TO EXTEND & LOFT CONVERT TO SIDE AND REAR \*stpp\*
- School Catchment; Gladstone, Ysgol Sant Curig, St Helens, All Saints, Whitmore High, Ysgol Bro Morgannwg, St Richard Gwyn.
- 4 DOUBLE BEDROOMS - SEA VIEWS TO THE SIDE
- Council Tax E



 4  1  3





## About the property

4 DOUBLE BEDROOMS - LARGE PLOT - POTENTIAL TO EXTEND TO SIDE/ REAR & LOFT \*stpp\*. Close to local amenities; shops, parks, beaches, easy access to link roads leading to M4 corridor, public transport routes.

## Accommodation

### Entrance Hall

UPVC glazed door, fitted storage cupboard, power points, radiator, stairs to first floor, side door to Car Port.

### Cloakroom

W.C wash hand basin, radiator, tiled areas, window to side.

### Study

8' 4" x 8' ( 2.54m x 2.44m )

Wood flooring, power points, radiator, window to front.

### Living Room

25' 4" x 11' 11" max ( 7.72m x 3.63m max )

T.V. point, power points, radiator, wood flooring, windows to front and rear aspect.



**Dining Room** 10' 3" x 9' 3" ( 3.12m x 2.82m )

Wood flooring, power points, radiator, opening to Kitchen, doors leading to Rear Garden.

**Kitchen** 9' 5" x 8' ( 2.87m x 2.44m )

Matching wall and base units with complimentary work tops, inset sink, drainer and mixer tap, inset gas hob, eye level oven, integrated freezer, space for utilities, power points, splash back tiled areas, window to rear.

**Landing** Wood flooring, power points, wall mounted electric fire place, window to side. \*POTENTIAL TO CONVERT LOFT stpp\*

**Bedroom 1** 15' x 12' ( 4.57m x 3.66m )

Wood flooring, power points, radiator, window to front aspect. \*Potential to create en suite\*

**Bedroom 2** 15' 6" MAX x 9' 5" ( 4.72m MAX x 2.87m )

Fitted wardrobes, fitted carpet, power points, radiator, window to rear. \*FAR STRETCHING SEA VIEWS\*.

**Bedroom 3** 16' 6" max x 9' 5" ( 5.03m max x 2.87m )

Fitted carpet, power points, radiator, window to rear. \*FAR STRETCHING SEA VIEWS\*.

**Bedroom 4** 8' 7" x 8' 2" ( 2.62m x 2.49m )

Fitted carpet, power points, radiator, window to front.

**Garage** 18' x 9' 2" ( 5.49m x 2.79m )

Larger than average garage. Pull up and over door to front, power points. \*Potential to convert to garden room\*

**Front Garden** Driveway for multiple vehicles, car port covering, door leading to garage, side access to rear garden.

**Rear Garden** Far stretching sea views to side. Views across the channel. LARGER THAN AVERAGE PLOT. \*Potential to extend to side and rear\*. Patio area, laid to lawn, outside tap, side access front.



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## Floorplan



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